

Eighty Broadway LLC
201 Broadway
Arlington, MA 02474

AMENDMENT TO DIMENSIONAL AND PARKING INFORMATION

Applicant: Eighty Broadway LLC

Docket Number: 3717

Property Address: 80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby submit the attached Amended Dimensional and Parking Information for the public hearing on our application for Special Permit (docket number 3717) scheduled for November 7, 2022. Thank you for your attention to this matter.

Respectfully,



Eighty Broadway LLC
By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development
(c/o Kelly Lynema / Mary Muszynski)
Paul O'Connell
David Freed, AIA

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 9 Dwelling Units)

Uses and their gross square feet:
Mixed Use (13,454 sq. feet)

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	6,770 +/-	6,770+/-	min. N/A
Frontage	174.59'	174.59'	min. 50'
Floor Area Ratio	.21	1.98	max. 3.0
Lot Coverage (%), where applicable	21.1%	35.8%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	752 SF/DU	min. N/A
Front Yard Depth (feet)	27.2'	0'	min. 0'
Side Yard Width (feet) right side	7.3'	14.1'	min. 0'
left side	35.4'	2.0'	min. 0'
Rear Yard Depth (feet)	2.0'	15.3'	min. 14.3'
Height			min.
Stories	1	5	stories 5
Feet	12'	55'	feet 60'
Open Space (% of G.F.A.)	8.8%	20.6%	min. 16.0%
Landscaped (square feet)	596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
Usable (square feet)	0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
Parking Spaces (No.)	8	6	min. 9 or 3 (6.1.5)
Parking Area Setbacks (feet), where applicable	5.3'	8.0'	min. 5.0'
Loading Spaces (No.)	0	0	min. 1
Type of Construction	5A		
Distance to Nearest Building	4.9'	18.7'	min.

This architectural rendering shows a four-story building with a central corner tower. The building features a mix of window sizes and styles, including large multi-paned windows and smaller rectangular windows. The central tower has a flat roof with a small square structure on top. The building is surrounded by stylized trees and a parking lot with a few cars. The background is a solid light blue color.

* NOTE:

VIOLATION

5TH FLOOR	1178 SF
6TH FLOOR	479 SF
Total	13454 SF

C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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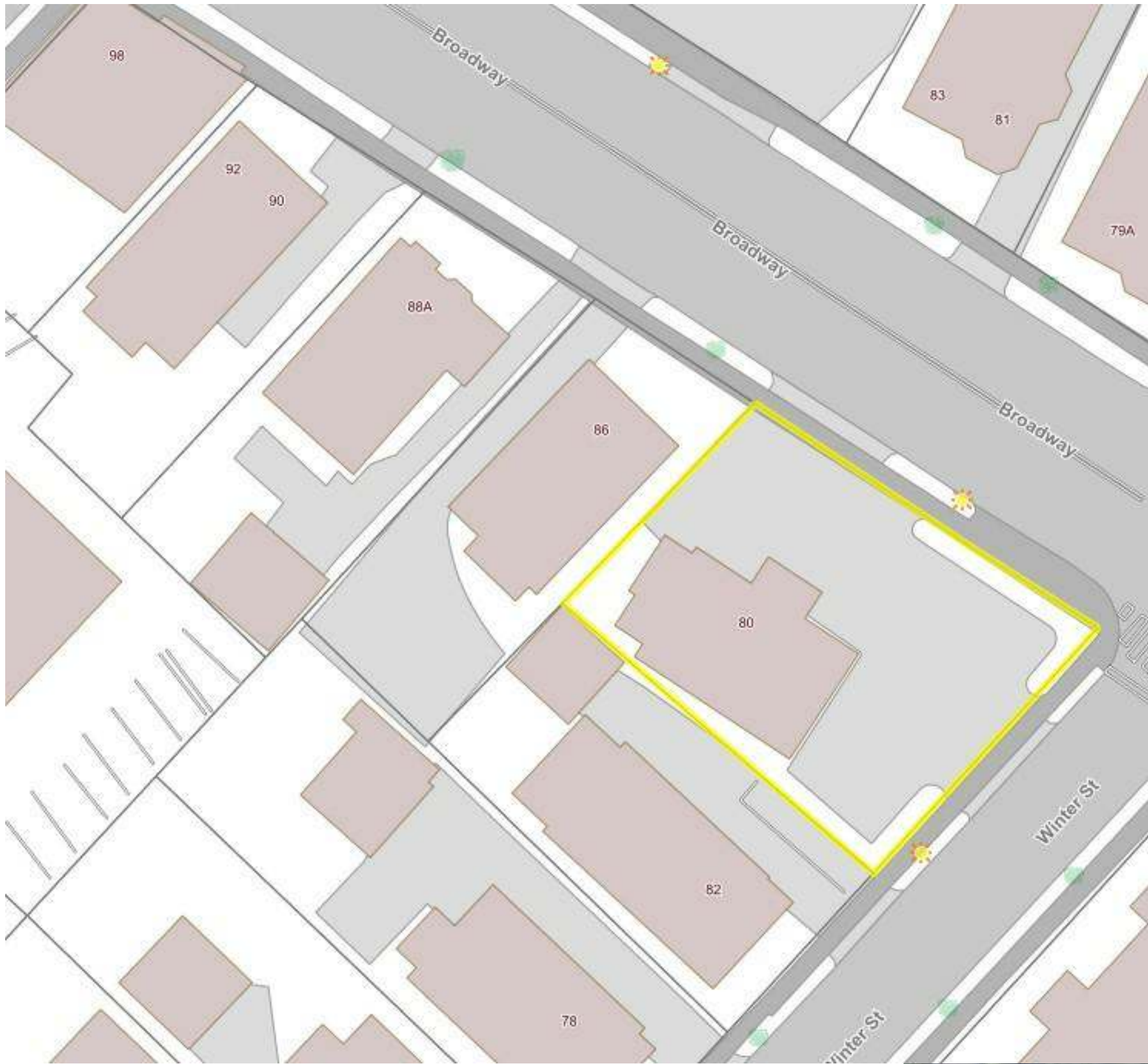
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Date: 10-19-2022
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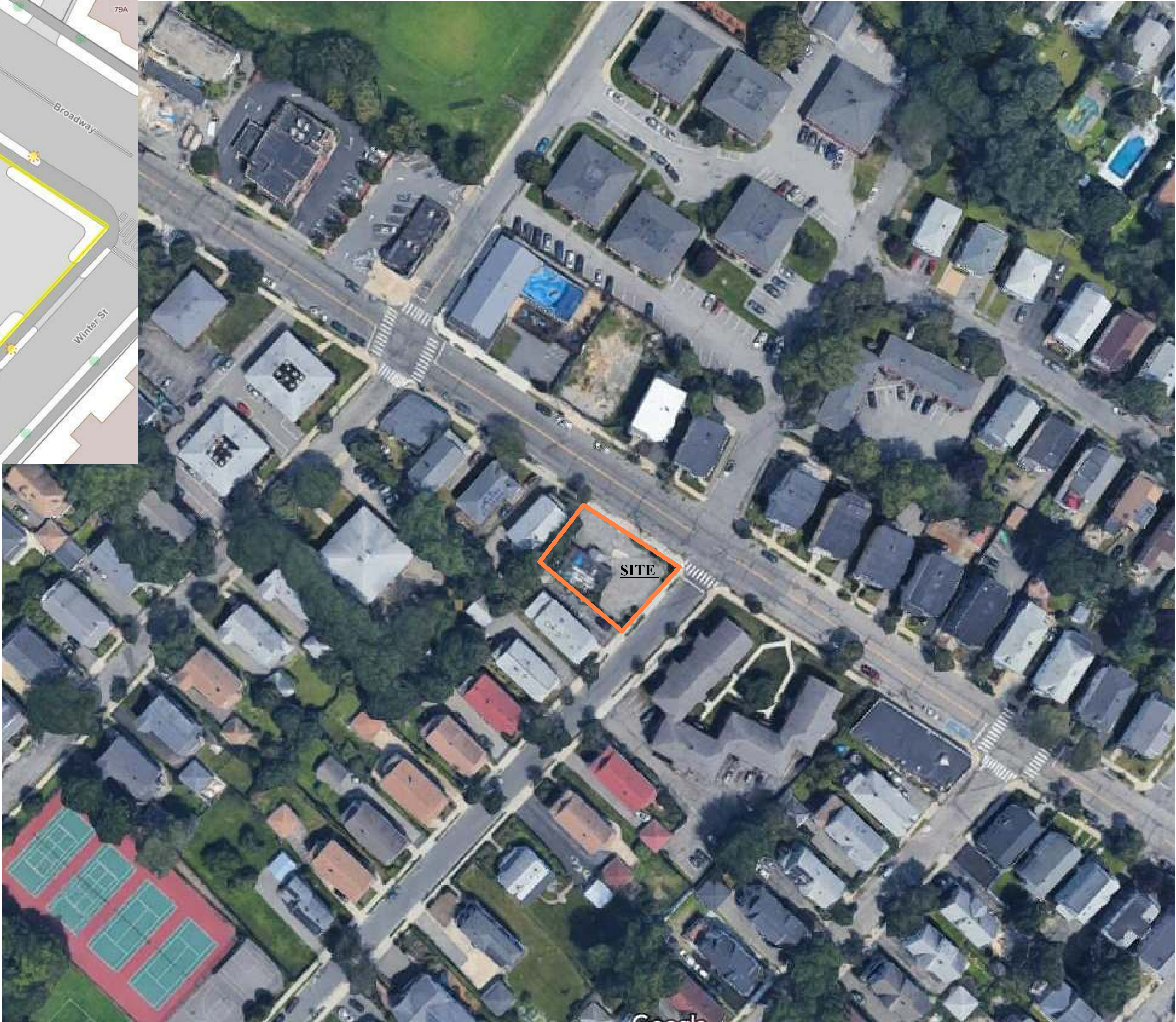
COVER SHEET

Sheet No

A-0



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

Location

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ARLINGTON, MA 02474

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fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

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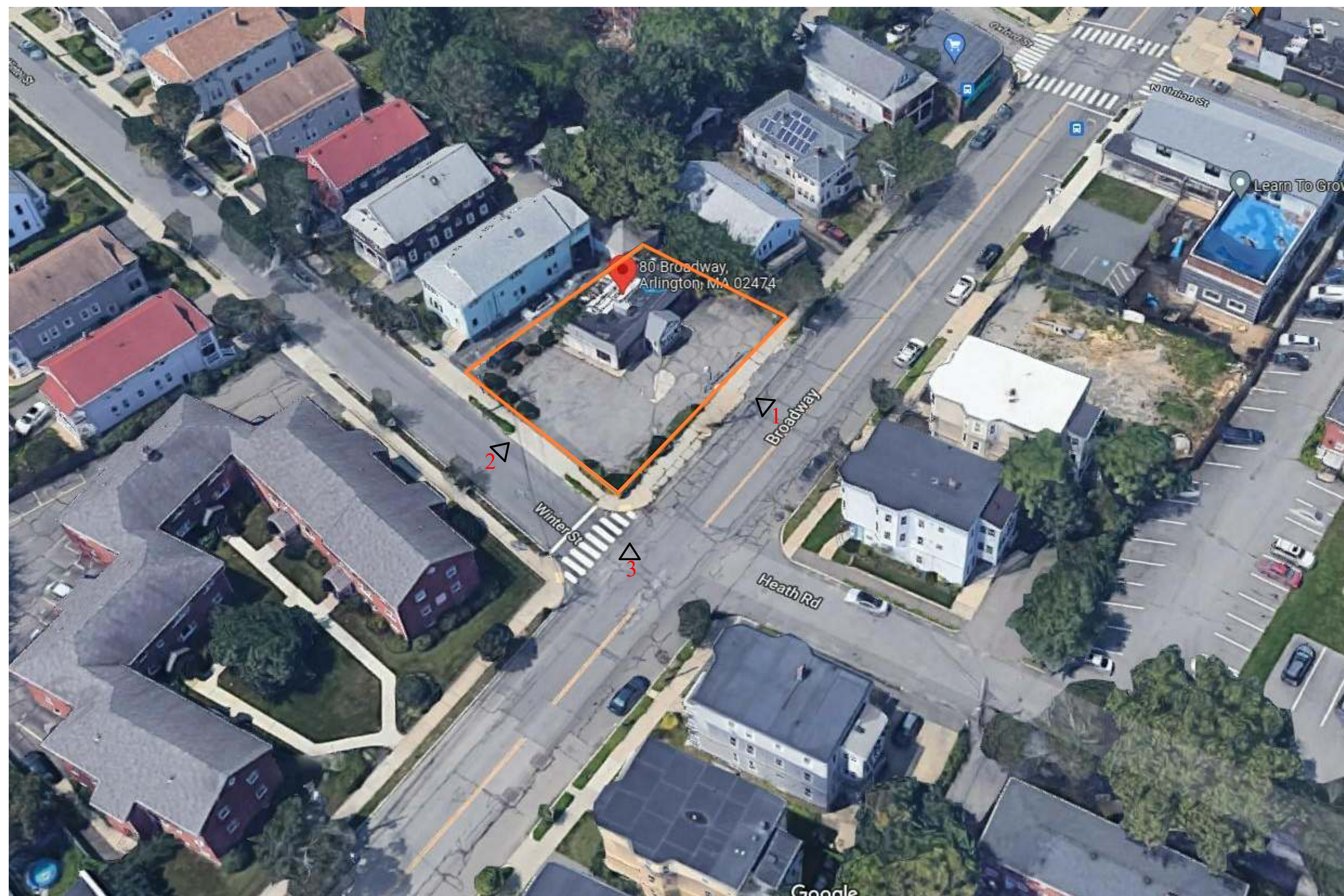
Drawn By: DF/ MA

Drawing Name

SITE GIS AND
MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



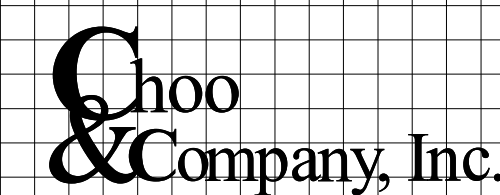
2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

Location

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ARLINGTON, MA 02474



One Billings Road Quincy, MA 02171
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[illegible]

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH



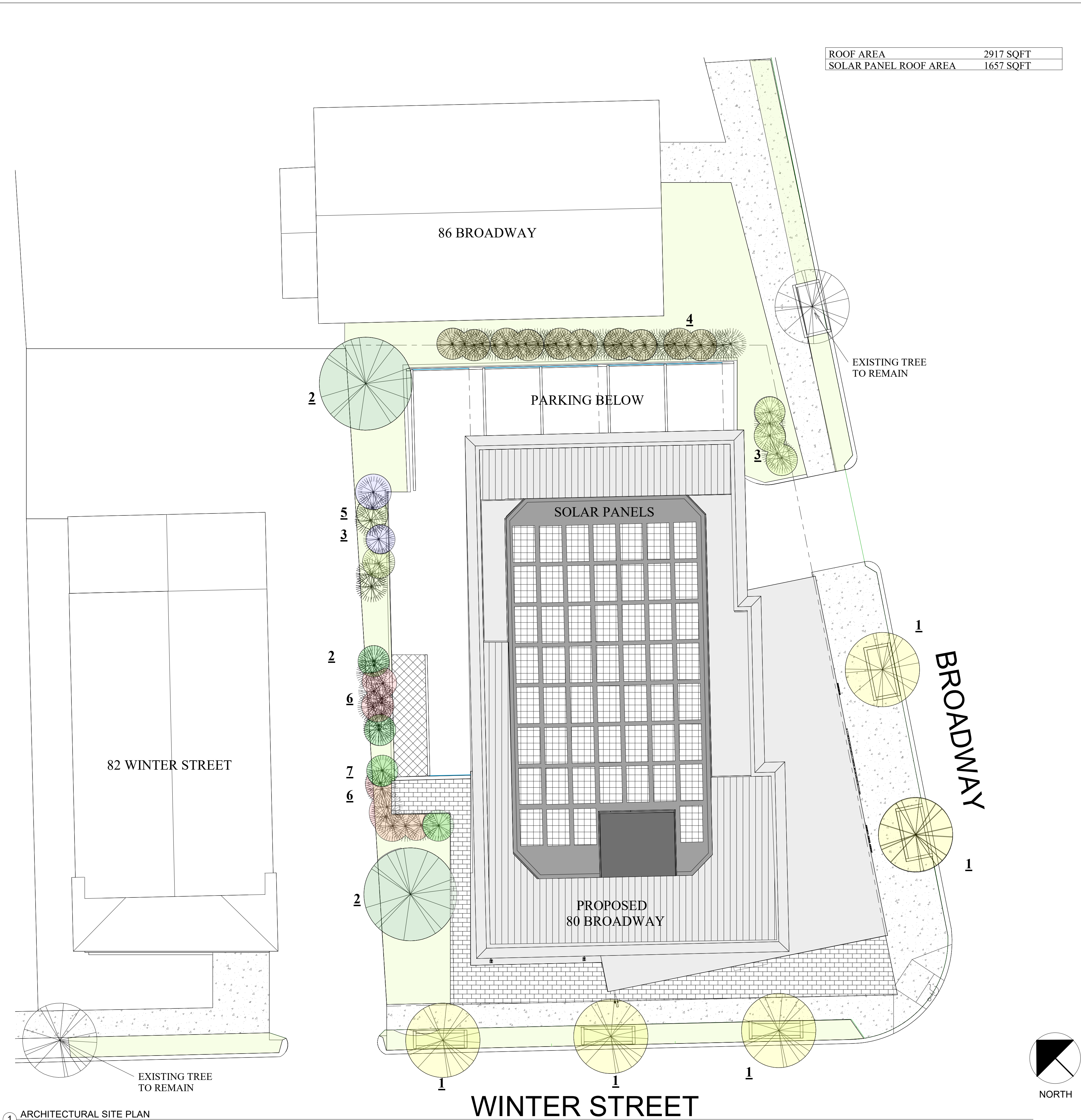
6. INKBERRY



7. VIRGINA ROSE

PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGEA	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	2
VIRGINA ROSE	2

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



ROOF AREA	2917 SQFT
SOLAR PANEL ROOF AREA	1657 SQFT

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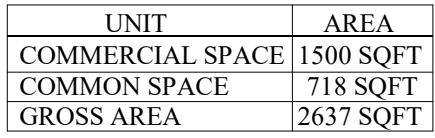
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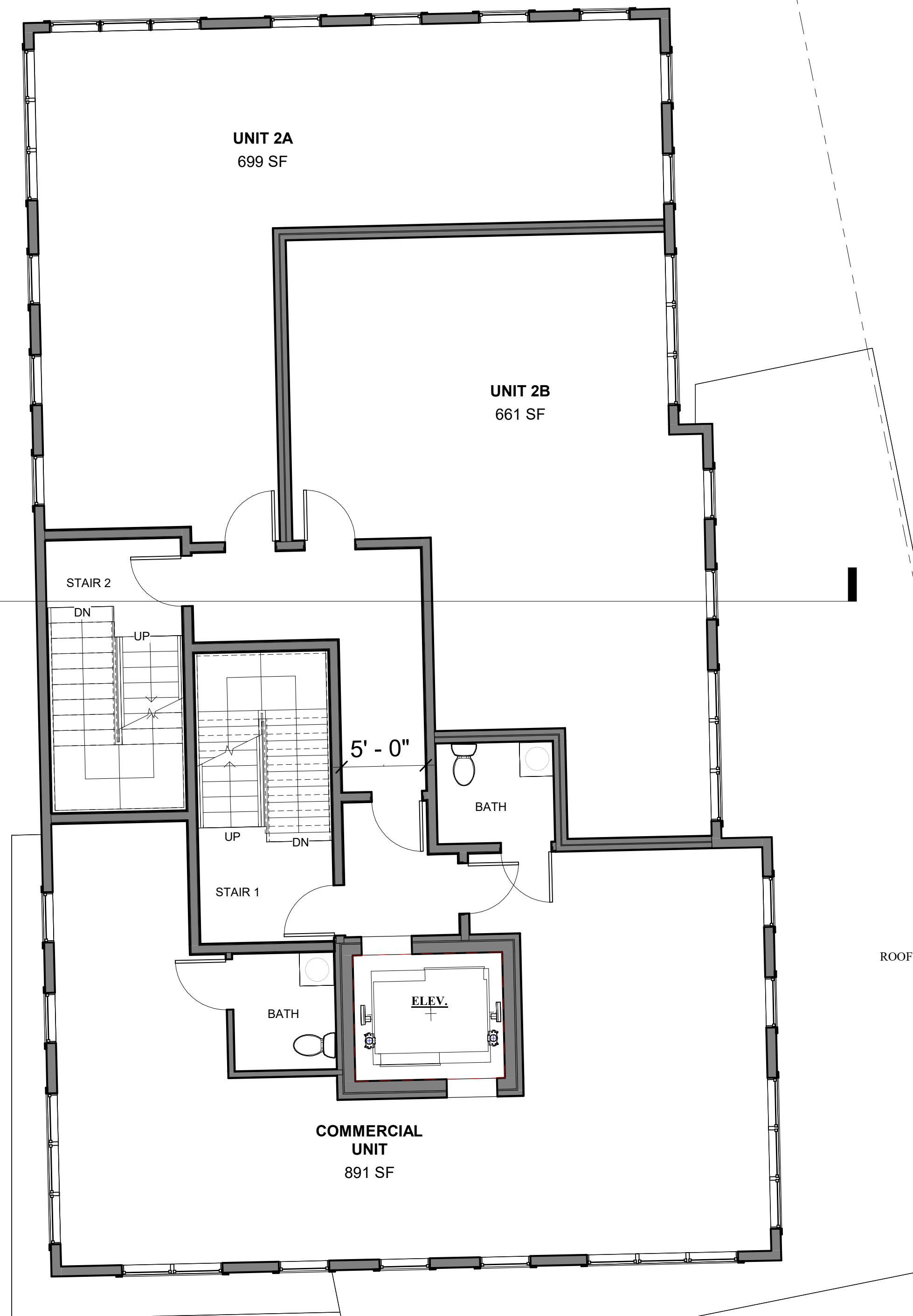
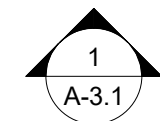
PROPOSED
SITE PLAN

Sheet No.

A-1.0

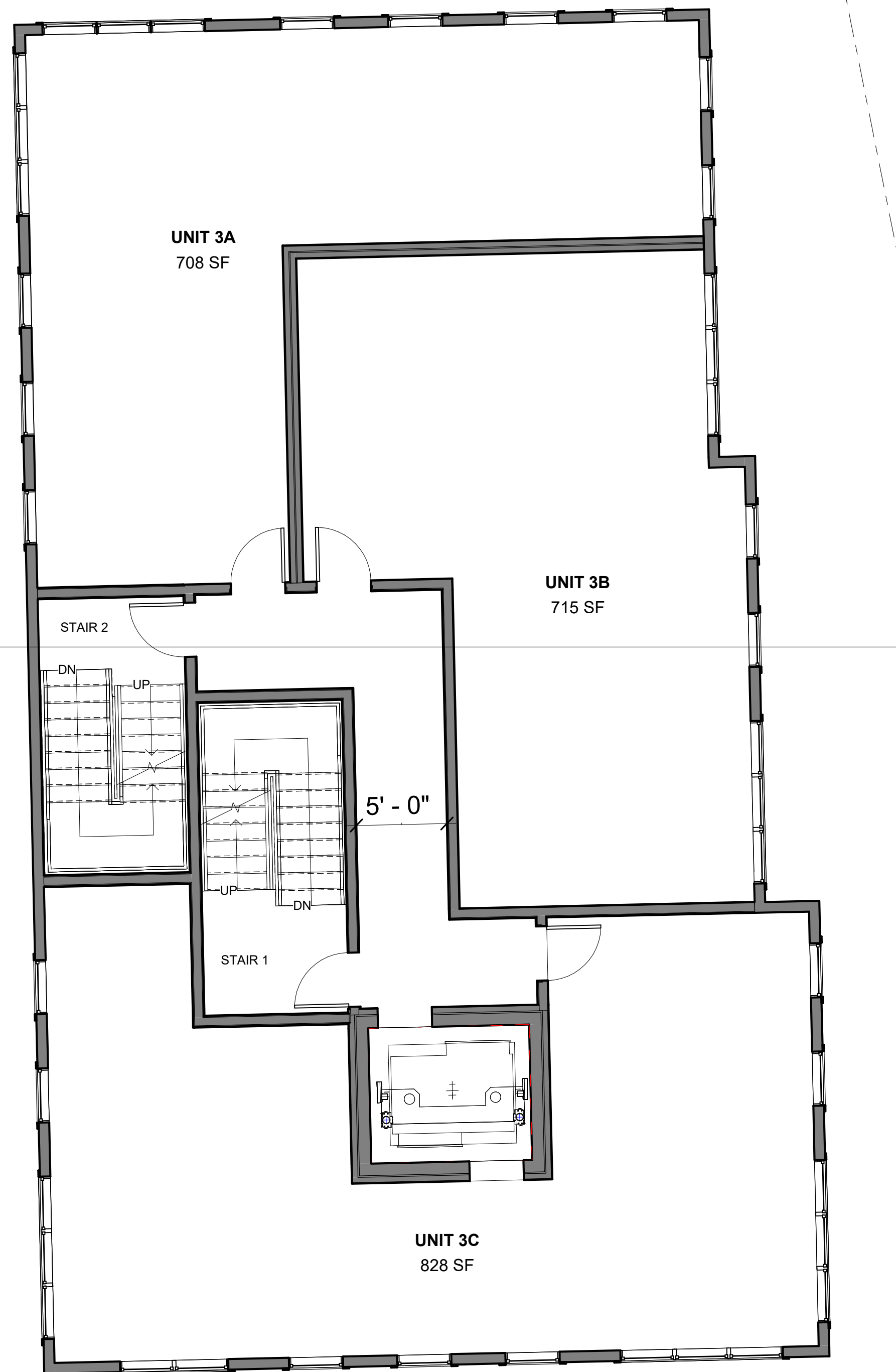
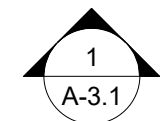


A-1.1



① 2ND FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	699 SQFT
UNIT B	661 SQFT
COMMERCIAL	891 SQFT
COMMON SPACE	621 SQFT
GROSS AREA	3054 SQFT



② 3RD FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	828 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT

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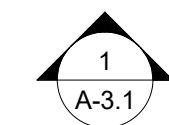
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Drawing Name

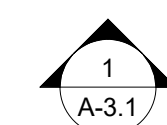
PROPOSED
SECOND AND
THIRD FLOOR
PLANS

Sheet No.

A-1.2



UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	827 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT



UNIT	AREA
UNIT D	1123 SQFT
COMMON SPACE	479 SQFT
ROOF DECK	814 SQFT
GROSS AREA	1657 SQFT

A-1.3



① PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
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80 BROADWAY
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No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
BROADWAY
ELEVATIONS

Sheet No.

A-2.1



1 PROPOSED SIDE ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
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Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIDE
ELEVATIONS

Sheet No.

A-2.2



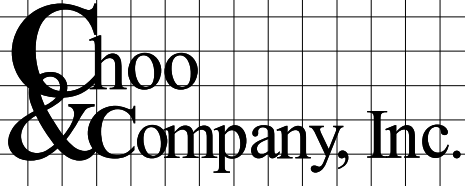
① PROPOSED REAR ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
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No.	Description	Date

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Scale: 3/16" = 1'-0"
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Drawing Name

REAR
ELEVATION

Sheet No.

A-2.4



Location

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No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.5



① WINTER STREE RENDERED VIEW

Location

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No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6



① BROADWAY RENDERED VIEW

Location

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No.	Description	Date

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.7



① WINTER STREET AND BROADWAY
CORNER VIEW

Location

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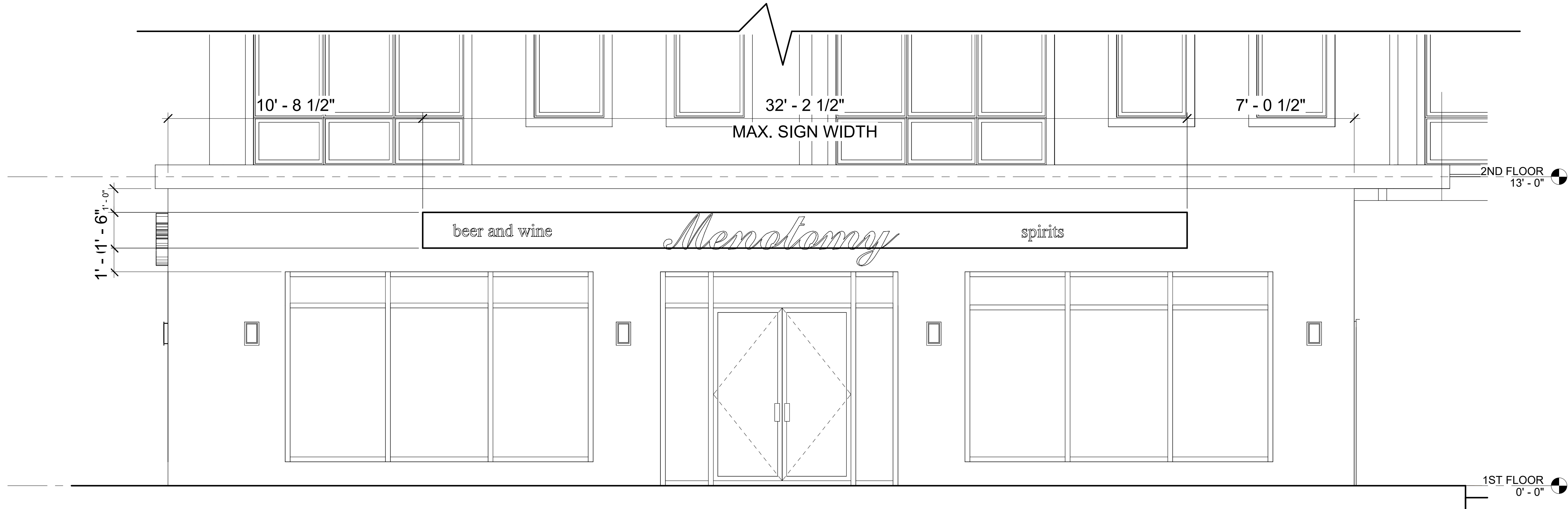
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Date: 10-19-2022
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Drawing Name

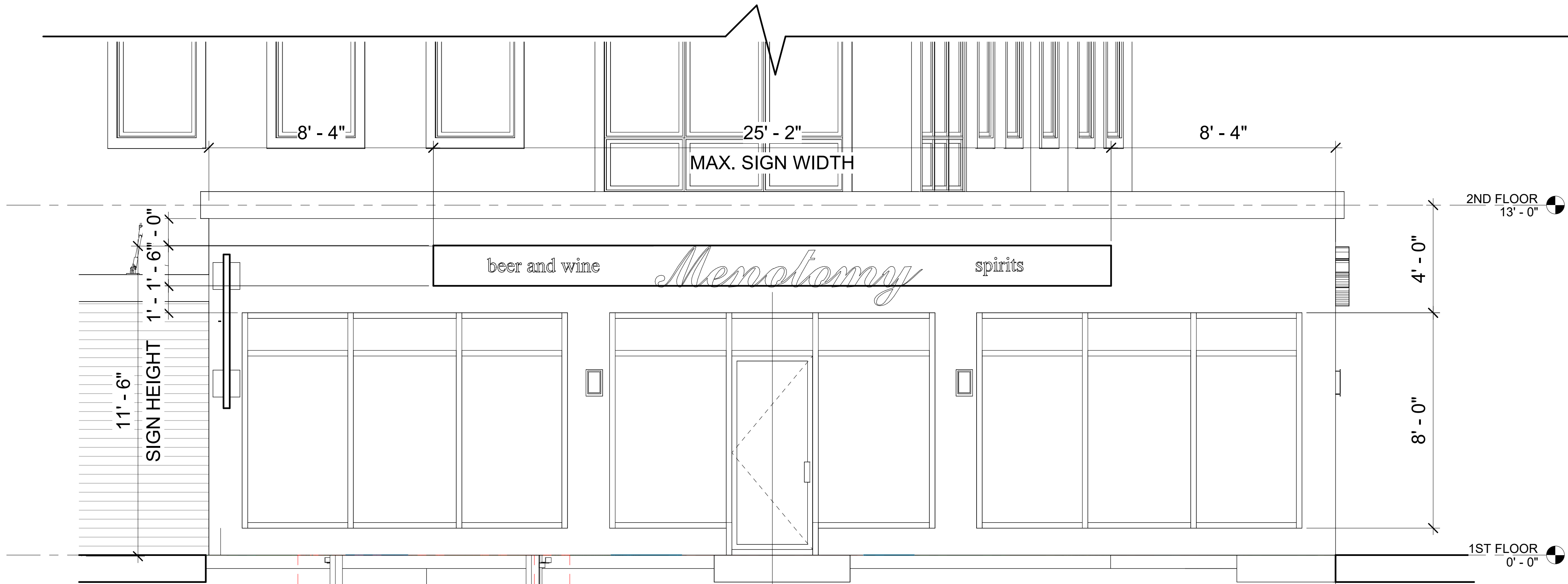
PROPOSED
3D

Sheet No.

A-2.8



① SIGNAGE BROADWAY
3/8" = 1'-0"



② SIGNAGE WINTER STREET
3/8" = 1'-0"

SIGN STANDARDS:

1. NON- ILLUMINATED OR HALO ILLUMINATED INDIVIDUAL LETTERS MOUNTED DIRECTLY TO BUILDING FACE OR SIGN BACKGROUND.
2. PROVIDE CONCEALED MOUNTING AND POWER.

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No.	Description	Date

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Scale: 3/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIGNAGE

Sheet No.

A-2.9



Location

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Scale: 3/16" = 1'-0"
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Drawn By: DF/ MA

Drawing Name

BUILDING
SECTION

Sheet No.

A-3.1